

MINUTES OF THE REGULAR MEETING OF THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

October 30, 2003

On October 30, 2003, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia, at 6:44 p.m., for a presentation. HCD Director Paula Sampson introduced Rhae Parkes, Senior Associate of Abt Associates, Inc.

In her presentation Ms. Parkes explained that the basic concept of Magnet Housing include addressing workforce needs and encouraging self-sufficiency by providing short-term affordable housing for local residents while they are enrolled in a training program to improve their employment opportunities and lead to advancement in terms of earnings and career options. Recommendations included the following:

- Build on existing platform in healthcare
- Develop non-sector specific or multi-employer model
- Embrace a regional scope, but give priority to Fairfax County residents
- Start program as a pilot, followed by full implementation

After the presentation, Ms. Parkes responded to questions from the Commissioners.

Commissioner Lardner requested that Abt address the issues of overlap, income level, and where the Housing Authority fits in. Commissioner Kyle was concerned that the length of time for staying in the program was too short. Commissioner Sellers recommended that before work begins on the project, a dialogue should occur in committees. The December HOMS Committee agenda will contain an item on the Magnet Housing Concept. Commissioner Egan thanked Ms. Parkes for the presentation and mentioned that the FCRHA look forward to a productive relationship with Abt Associates, Inc.

The presentation concluded at 7:16 p.m.

CALL TO ORDER

FCRHA Chair Conrad Egan called the regular meeting of the FCRHA to order at 7:17 p.m. FCRHA Commissioners present and absent for a portion or all of the meeting were as follows:

PRESENT

Conrad Egan
Kenneth Butler
Martin Dunn
Willard Jasper
H. Charlen Kyle
Elisabeth Lardner
Albert McAloon
Lee A. Rau
Joan Sellers

ABSENT

John Kershenstein
Ronald Christian

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Paula C. Sampson, Director; Mary A. Stevens, Deputy Director; Harry Swanson, Deputy Director, Revitalization and Real Estate; Patricia Schlener, Director of Administration; Kristina Norvell, Director of Public Affairs; Michael Finkle, Director of Housing Management Division (HMD); James Hall, Chief, Housing Services Branch, HMD; Linda Cushing, Senior Housing Specialist; HMD Curtis Hall, Director, Information and Services Division; Anne Morrison, Asset Manager; Stanley Underwood, Director; Financial Management Division; Joe Maranto, Fiscal Administrator, Financial Management Division; James Speight, Director, Property Improvement and Maintenance Division (PIMD); Vic Straw, Engineer II, PIMD; John Payne, Director, Design, Development and Construction Division (DD&C), Gordon Goodlett, Development Officer, DD&C Division; Tom Overocker, Chief Housing Rehabilitation, DD&C Division; Erik Hoffman, Director, Real Estate Finance and Grants Management Division (REFGM); James Bray, Senior Real Estate Finance Officer, Audrey Spencer-Horsley, Housing/Community Developer IV, REFGM; Elisa Johnson, Grants Coordinator, REFGM; Michael Pearman, Management Analyst, REFGM; David Bennett, Housing/Community Developer, REFGM; Dotti J. Moorman, Housing/Community Developer III, REFGM; Kay Robertson, Strategic Planner, HCD; Barbara Silberzahn, Chief, Homeownership and Relocation Services (H&RS); JoAnne Ibrahim, Administrative Assistant IV, Administration Division, HCD; and Winifred A. Clement, FCRHA Assistant. Other Fairfax County staff in attendance included Alan Weiss, Assistant County Attorney and David Stroh, Assistant County Attorney, FCRHA Counsel.

Commissioner McAloon requested and it was agreed that the Agenda Item Number 9, *Pilot Neighborhood Outreach Initiative*, be postponed to the December FCRHA meeting to give the Revitalization Committee an opportunity to work further with staff on certain aspects of the item.

The Chair acknowledged the absence of Commissioners Christian and Kershenstein.

PUBLIC HEARINGS

1. PROPOSED ACQUISITION OF AFFORDABLE DWELLING UNITS AT FAIRCREST (SULLY DISTRICT)

The Chair opened the Public Hearing for proposed Acquisition of Affordable Dwelling Units at Faircrest at 7:20 p.m. With no one wishing to speak, the Chairman closed the public hearing at 7:21 p.m.

2. TAX EQUITY AND FISCAL RESPONSIBILITY ACT OF 1982 (TEFRA) HEARING CONCERNING ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS (ISLAND WALK PROJECT) SERIES 2004

Chairman Egan recused himself from any participation or discussion in this TEFRA public hearing to avoid a possible conflict of interest situation and turned the gavel over to

Commissioner Rau. With no one wishing to speak, Commissioner Rau closed the TEFRA public hearing at 7:23 p.m. and returned the gavel to Chairman Egan.

CITIZEN TIME

The Chair opened Citizen Time at 7:25 p.m. and received testimonies from citizens and the public, all of whom opposed the FCRHA proposed Public Notification requirement for Affordable Housing.

- Ms. Anne Zuvekas testified as a concerned citizen of Fairfax County,
- Ms. Judy Farabaugh testified on behalf of the Consolidated Community Funding Advisory Committee (CCFAC)
- Ann Pimley testified as a citizen against the proposed policy
- Pamela Barrett testified as a member of the Disability Service Board

Mr. Peyton Whitely, Co-Chair of the Homeless Oversight Committee (HOC) presented the annual message from the HOC, which was presented to the Board of Supervisors on March 10, 2003. After his presentation, Mr. Whitley responded to questions from the Commissioners. The FCRHA Chair thanked Mr. Whitley for the visibility on the issue of homelessness the HOC has given to the Board of Supervisors and the County.

With no other speaker in the audience wishing to speak, the Chair closed Citizen Time at 8:10 p.m.

APPROVAL OF MINUTES

A motion was made by Commissioner Jasper, seconded by Commissioner Sellers, to adopt the minutes of the September 25, 2003, meeting as written. Commissioner McAloon requested correction to the Board Matters as follows: Attachment 1, Item #6, add the phrase: "is being routinely pursued." A vote was taken and the motion carried with the minutes approved as amended. Commissioner Sellers and Kyle abstained because they were absent from the meeting.

ACTION ITEMS

1

RESOLUTION NO. 78-03

AUTHORIZATION TO EXECUTE A QUALIFIED SELLER AGREEMENT FOR THE FAIRFAX COUNTY REVITALIZATION INCENTIVE FUND PROGRAM

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (hereinafter called the "Authority") authorizes and directs any Assistant Secretary of the Authority to execute the Qualified Seller Agreement, and other documentation related thereto, with Community Reinvestment Fund, Inc. to implement the Fairfax County Revitalization Incentive Fund Program;

BE IT FURTHER HEREBY RESOLVED that the Authority directs that proposed transactions be brought to the Authority for review and approval at a meeting of the Authority; and

BE IT FURTHER HEREBY RESOLVED that this funding program will be used in designated revitalization areas and their surrounding environs, unless the Authority specifically authorizes otherwise.

A motion was made by Commissioner McAloon, seconded by Commissioner Jasper, to adopt Resolution Number 78-03. A brief discussion followed after which Erik Hoffman, Director of Real Estate Finance and Grants Management, responded to questions from the Commissioners. A vote was taken and the motion carried unanimously.

2. RESOLUTION NUMBER 79-03

APPROVAL FOR THE DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT TO APPLY FOR SPONSORING PARTNERSHIPS AND
REVITALIZING COMMUNITIES (SPARC) MORTGAGE FUNDS
FROM THE VIRGINIA HOUSING DEVELOPMENT AUTHORITY

NOW, THEREFORE, BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the submission, subject to approval by the Board of Supervisors, of a competitive application for a commitment of SPARC mortgage funds in an amount up to six million dollars (\$6,000,000). The SPARC funds commitment will be used to encourage reinvestment in residential areas near the County's commercial revitalization areas and in other areas of the County where housing prices are affordable to families making 80% and under the area median income and for other County initiatives serving borrowers making 60% or less of the area median income.

A motion was made by Commissioner Kyle, seconded by Commissioner Dunn, to adopt Resolution Number 79-03. A vote was taken, and the motion carried, unanimously.

3. RESOLUTION NUMBER 80-03

AUTHORIZATION FOR SUBMISSION TO THE BOARD OF SUPERVISORS OF A
PROPOSAL FOR TAX-EXEMPT FINANCING IN CONNECTION WITH THE ISSUANCE
AND SALE OF BONDS FOR THE ACQUISITION AND
REHABILITATION OF THE ISLAND WALK PROJECT BY
COMMUNITY PRESERVATION AND DEVELOPMENT
CORPORATION (HUNTER MILL DISTRICT)

WHEREAS, the Fairfax County Redevelopment and Housing Authority (the "Authority") is a political subdivision of the Commonwealth of Virginia, established pursuant to the Virginia

Housing Authority Law, Title 36, Chapter 1, *Code of Virginia*, 1950, as amended (the "Act"), and is authorized thereby to issue its notes and bonds from time to time to fulfill its public purposes within the meaning of the Act; and

WHEREAS, pursuant to and in accordance with the Act, the Authority desires to issue and sell its Multifamily Housing Revenue Bonds (Island Walk Project) Series 2004 in the aggregate principal amount not to exceed \$9,700,000 (the "Bonds"); and

WHEREAS, the proceeds of the Bonds will be used in part to provide financing for the acquisition and rehabilitation of a 102-unit multifamily housing project known as Island Walk (the "Project"), located in Fairfax County, at 1701 Torrey Pines Court, Reston, Virginia; and

WHEREAS, the Project will be owned by a limited partnership with Community Preservation and Development Corporation, or a related entity, as the managing general partner, such partnership to be formed prior to issuance of the Bonds; and

WHEREAS, the Bonds are and will be limited obligations and payable from the revenues pledged thereto pursuant to the Trust Indenture pursuant to which the Bonds will be issued, and as required by the Act, the Bonds shall not be a debt of Fairfax County, Virginia, the Commonwealth of Virginia or any political subdivision thereof (other than the Authority) and neither Fairfax County, Virginia, nor the Commonwealth of Virginia or any political subdivision thereof (other than the Authority) will be liable thereon, nor in any event shall the Bonds be payable out of any funds other than those received by the Authority from the Project, and the Bonds shall not constitute an indebtedness by the Authority within the meaning of any constitutional or statutory debt limitation or restriction; and

WHEREAS, the Authority adopted Inducement Resolution 55-03 on July 31, 2003, evidencing its intent to issue and sell the Bonds in an aggregate principal amount not to exceed \$9,700,000; and

WHEREAS, pursuant to the Tax Equity and Fiscal Responsibility Act of 1982 ("TEFRA"), the Authority is required to hold a public hearing ("TEFRA Hearing") in connection with the issuance of the Bonds; and

WHEREAS, the Authority held a TEFRA Hearing on October 30, 2003; and

WHEREAS, for the purposes of compliance with Section 147(f) of the Internal Revenue Code of 1986, as amended, the proposed bond issue must be approved by the Fairfax County Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED, that Authority authorizes submission to the Fairfax County Board of Supervisors for approval of the proposed bond issue for the purpose of acquisition and rehabilitation of the Project.

A motion was made by Commissioner Kyle, seconded by Commissioner Dunn, to adopt the Resolution Number 80-03. A vote was taken after discussion, and the motion carried, with Commissioner Egan having recused himself from participation in any decision making relating to this item.

4. RESOLUTION NUMBER 81-03

AUTHORIZATION TO PURCHASE AND FINANCE UP TO SIX
AFFORDABLE DWELLING UNITS (ADUs) AT THE FAIRCREST
NORTH DEVELOPMENT PURSUANT TO SECTION 2-810 OF THE
FAIRFAX COUNTY ZONING ORDINANCE (SULLY DISTRICT)

NOW THEREFORE BE IT RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes:

- 1) the reallocation and expenditure up to \$380,000 from the Housing Trust Fund for the purpose of purchasing six three bedroom townhouses at the FairCrest North subdivision subject to the receipt of the necessary approvals by the Board of Supervisors, as required.
- 2) the borrowing against the value of the units an aggregate amount up to \$445,000, but not to exceed the debt that can be serviced by rental cash flow from the Fairfax County Rental Program.
- 3) the Chairman, Vice Chairman, Secretary, or an Assistant Secretary of the FCRHA to draw against the line of credit with SunTrust Bank an amount up to \$825,000 to acquire up to six townhouse units at FairCrest North, and to enter into a contract to purchase these units as outlined in the item presented to the FCRHA at its meeting of October 30, 2003.

A motion was made by Commissioner Butler, seconded by Commissioner Dunn, to adopt Resolution Number 81-03. A brief presentation was given by John Payne, Director of Design, Development and Construction Division, HCD. After the presentation, Mr. Payne responded to questions from the Commissioners. After discussion, a vote was taken, and the motion carried unanimously.

5. RESOLUTION NO. 82-03

AUTHORIZATION TO RESERVE \$450,000 FROM THE SECTION 8 PROGRAM FUND
BALANCE TO FUND THE PURCHASE OF A HOUSING MANAGEMENT INFORMATION
SOFTWARE SYSTEM AND RELATED HARDWARE TO SUPPORT VARIOUS FCRHA
HOUSING PROGRAMS

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) does hereby authorize the Department of Housing and Community Development to approve the reservation of \$450,000 from the Section 8 Program Fund balance to be used towards the purchase of a Housing Management Information System.

A motion was made by Commissioner Dunn, seconded by Commissioner Jasper, to adopt Resolution Number 83-03. A brief presentation was given by Mary Lou Thompson, Accountant III of the Financial Management Division, HCD. After the presentation, Ms. Thompson responded to questions from the Commissioners.

After discussion, a vote was taken on the motion to adopt Resolution Number 82-03. The motion carried unanimously.

ADMINISTRATIVE ITEMS

1. RESOLUTION NUMBER 83-03

COMMENDING DEIDRE RICKS ON THE OCCASION OF HER RETIREMENT

WHEREAS, since December 2, 1978, Deidre M. Ricks has worked diligently for the Fairfax County Department of Housing and Community Development (DHCD) and served as Community Program Coordinator since 1978; and

WHEREAS, she was instrumental in the successful implementation of the Non-Profit Organizational Development Initiative; and

WHEREAS, she has assisted many non-profit Housing Development and Community based Human Services Corporations to achieve goals and objectives of their programs; and

WHEREAS, she completed with distinction the County Executive Internship Program; and assisted in the implementation of the Human Services Workforce Assessment Survey and development and monitoring of Fairfax County's Fair Housing Plan and the monitoring of Fair Housing activities; and

WHEREAS, she has assisted in the application and administration of millions of dollars of Section 108 Loan Program and Community Development Block Grant Funds for affordable

housing, community improvement and community service programs and projects as well as programs under the Consolidated Community Funding Pool; and

WHEREAS, she worked with numerous communities in the development of plans for Conservation Areas: among them Bailey's, Huntington, James Lee, Lincoln Lewis Vannoy, and Jefferson Manor in implementation of community development and public improvement projects; and

WHEREAS, during her tenure with Fairfax County, she has served the Fairfax County Board of Supervisors, as well as other Boards, Authorities and Commissions, various citizen and professional committees and community groups, some of which include the Fairfax County Redevelopment and Housing Authority (FCRHA), the Consolidated Plan Review Committee, the Consolidated Community Funding Advisory Committee, the Community Improvement Advisory Committee, the Project Selection Committee, the Community Development Advisory Committee, the Consolidated Community Funding Pool Interagency Team, and

WHEREAS, Deidre M. Ricks has completed her distinguished service at DHCD;

NOW, THEREFORE, BE IT RESOLVED, that the FCRHA expresses its deepest appreciation to Deidre M. Ricks for her 28 years of outstanding service to the citizens of Fairfax County.

BE IT FURTHER RESOLVED, that the FCRHA wishes Deidre M. Ricks a long, healthy and happy retirement.

A motion was made by Commissioner McAloon, seconded by Commissioner Sellers, to adopt Resolution Number 83-03. A vote was taken and the motion carried unanimously. Chairman Egan thanked Ms. Ricks, in absentia, for her many years of service to the FCRHA.

2. RESOLUTION NUMBER 84-03

AUTHORIZATION TO CONDUCT A 30-DAY PUBLIC COMMENT PERIOD REGARDING A PROPOSED CHANGE TO THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER WAITING LISTS PRIORITY SYSTEM

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority authorizes the Department of Housing and Community Development to advertise to the public a period of public comment from November 5, 2003 through December 5, 2003 regarding the proposed change to the waiting list priority for the Public Housing and Section 8 Housing Choice Voucher programs to add a priority for households where the sole adult member is responsible for taking care of one or more disabled family member(s), and thus is incapable of working outside the home.

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, to adopt Resolution Number 84-03. A brief presentation was given by Michael Finkle, Director of Housing Management on Resolution Number 84-03. Mr. Finkle responded to questions from the Commissioners after his presentation. A vote taken after discussion, and the motion to adopt Resolution Number 84-03 carried unanimously.

3. RESOLUTION NUMBER 85-03

AUTHORIZATION TO ESTABLISH A PROJECT-BASED HOUSING
CHOICE VOUCHER WAITING LIST

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority authorizes the Department of Housing and Community Development to create a Project-Based Housing Choice Voucher Waiting List, as described in the item presented to the Fairfax County Redevelopment and Housing Authority at its meeting of October 30, 2003.

A brief presentation was given by Mike Finkle on Resolution 85-03. A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, to adopt Resolution Number 85-03. A vote was taken after discussion, and the motion carried unanimously.

4. RESOLUTION NUMBER 86-03

AUTHORIZATION TO ENTER INTO A CONTRACT WITH THE LOWEST RESPONSIVE
AND RESPONSIBLE BIDDER FOR REHABILITATION AT PROJECT VA-19-40 RESTON
TOWN CENTER TOWNHOUSES, WITHIN FUND 969, PUBLIC HOUSING PROGRAMS
UNDER MODERNIZATION (HUNTER MILL DISTRICT)

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority determines that EMSI Engineering, Inc. is the lowest responsive and responsible bidder for the renovations at Reston Town Center Townhouses and hereby authorizes:

- 1) Its Secretary or any Assistant Secretary to enter into a contract in the amount of \$231,827 for these improvements to the Reston Town Center with EMSI Engineering, Inc.
- 2) Its Secretary or Assistant Secretary to approve change orders to this contract in an amount not to exceed 10% percent of the contract (\$23,182) and designate a contracting officer.

A motion was made by Commissioner Rau, seconded by Commissioner Dunn, to adopt Resolution Number 86-03. After discussion, a vote was taken and the motion carried unanimously.

5. RESOLUTION NUMBER 87-03

ESTABLISHING THE SCHEDULE FOR
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
MEETING DATES FOR 2004

BE IT RESOLVED that the regular meetings and the Annual Meeting of the FCRHA for January through December 2004 will be held at the FCRHA Board Room at One University Plaza, 4500 University Drive, Fairfax, Virginia 22030 at 7:00 p.m., unless the Chairman, or in the Chairman's absence, the Vice Chairman, shall authorize a different time, on the following dates:

January	29	Citizen Comment Time
March	11	
April	15	Citizen Comment Time
May	20	
June	24	Citizen Comment Time
July	29	Annual Meeting
September	16	Citizen Comment Time
October	28	
December	9	Citizen Comment Time

A motion was made by Commissioner Jasper, seconded by Commission Sellers, to adopt Resolution Number 87-03. A vote was taken, and the motion carried unanimously.

CONSIDERATION ITEM

1. FCRHA STRATEGIC PLAN ACTION PLAN FOR FY 2005

A brief presentation was made by Kay Robertson, HCD Strategic Planner on the FCRHA Strategic Planner Action Plan for 2005, followed by a discussion. Commissioner Rau requested that the charts be revised to show comparison between FY2003 and FY2004. Further discussions will held at the December Committee and FCRHA meetings.

CLOSED SESSION

A motion was made by Commissioner Dunn, seconded by Commissioner Rau, that the Fairfax County Redevelopment and Housing Authority ("FCRHA") go into Closed Session for consultation with legal counsel and briefing by staff members pertaining to actual litigation, Joseph V. Buonassissi II, et al. v. Crystal Yvette Allen, et al., In Chancery No. 186304, Fairfax County Circuit Court, pursuant to Virginia Code Section 2.2-3711(A)(7) where discussion in an open meeting would adversely affect the negotiating or litigating posture of the FCRHA.

A vote was taken and the FCRHA went into Closed Session at 9:00 p.m.

OPEN MEETING RESUMED

A motion was made by Commissioner Dunn, seconded by Commissioner Sellers, that the members of the Fairfax County Redevelopment and Housing Authority certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the Fairfax County Redevelopment and Housing Authority during Closed Session. A vote was taken by roll call as follows:

AYE

Conrad Egan
Martin Dunn
Kenneth Butler
Willard Jasper
Charlen Kyle
Elisabeth Lardner
Albert McAloon
Lee Rau
Joan Sellers

NAY

ABSTAIN

The motion carried unanimously and Open Meeting resumed at 9:48 p.m.

A motion was made by Commissioner Rau, seconded by Commissioner Jasper, that

WHEREAS the FCRHA has been presented with this situation;

WHEREAS the FCRHA has an opportunity to intercede;

WHEREAS the FCRHA is troubled by a lack of alternatives in this particular situation,

NOW THEREFORE, BE IT RESOLVED that the FCRHA seeks to intervene and join as a party in the litigation Joseph V. Buonassissi II, et al. v. Crystal Yvette Allen, et al., In Chancery No. 186304, Fairfax County Circuit Court, in accordance with the terms and conditions as discussed in Closed Session.

A vote was taken by roll call as follows:

AYE

Conrad Egan
Martin Dunn
Kenneth Butler
Willard Jasper
Charlen Kyle
Elisabeth Lardner

NAY

Albert McAloon

ABSTAIN

Lee Rau
Joan Sellers

The motion carried.

INFORMATION ITEMS:

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – September 25, 2003
2. Contracts of \$50,000 or Less
3. Minutes of the Housing Ownership, Management, and Security Committee Meeting – October 21, 2003
4. Minutes of the Revitalization and Redevelopment Committee Meeting – October 21, 2003
5. Minutes of the Finance Committee Meeting – October 22, 2003
6. Minutes of the Planning and Development Committee Meeting – October 22, 2003
7. Summary of the Meeting of Representatives of the Fairfax County Redevelopment and Housing Authority and the Redevelopment and Housing Committee of the Planning Commission – September 17, 2003 – *brief discussion.*
8. Affordable Dwelling Unit (ADU) Tracking Report - *Commissioner Egan requested that the next report include information on why the decline in the number of ADUs being provided in developments and possible suggestions for improvements.*
9. Pilot Neighborhood Outreach Initiative (Lee District) – *Tabled.*
10. Results of the Rental Integrity Monitoring Review Conducted by the U.S. Department of Housing and Urban Development – *brief discussion.*
11. Solicitation of a Legal Opinion from the U.S. Department of Housing and Urban Development (HUD) on a Proposed Policy Regarding Notice Requirements for Nonprofit Housing Developers Receiving Public Funding – *A motion was made by Commissioner Rau, seconded by Commissioner Dunn, that this item be referred to the Committees for review and for recommendations to the FCRHA before a legal opinion is sought. A vote was taken as follows:*

AYE

Conrad Egan
Martin Dunn
Willard Jasper
Charlen Kyle
Elisabeth Lardner
Albert McAloon
Lee Rau
Joan Sellers

NAY

Kenneth Butler

ABSTAIN

The motion carried, with Commissioner Butler voting nay. The item was referred to the Committee for deliberation. As suggested by Commissioner Butler, HCD's letter to HUD, requesting an expert opinion on the topic, will be withdrawn until the Committees review and make a recommendation on this issue.

Commissioner McAloon requested that a summary in chart form of all the public hearings referred for all publicly funded projects be presented in a non-legal format.

A motion was made by Commissioner Jasper, seconded by Commissioner Rau, that any contracts resulting from the Request for Proposals (Consolidated Community Funding Pool) currently being solicited should be exempt from any FCRHA notification policy. A vote was taken as follows:

AYE

Conrad Egan
Martin Dunn
Willard Jasper
Charlen Kyle
Elisabeth Lardner
Albert McAloon
Lee Rau
Joan Sellers

NAY

Kenneth Butler

ABSTAIN

The motion carried, with Commissioner Butler voting nay.

12. Grand View Apartments Status Report (Mason District) – *brief discussion*.
13. Fairfax County Redevelopment and Housing Authority Calendars of Meetings for November and December 2003

BOARD MATTERS – See Attachment #1

ADJOURNMENT

A motion was made by Commissioner Rau, seconded by Commissioner Jasper, that the FCRHA adjourn at 10:40 p.m. A vote was taken and the motion carried unanimously.

At the time of adjournment, Erik Hoffman announced that revisions had been made related to the Oak Creek agreement and that VHDA had granted the FCRHA the right of first refusal on Oak Creek, a provision sought by the FCRHA.

(Seal)

Conrad Egan, Chair

Paula C. Sampson, Assistant Secretary